

LAND BOARD AGENDA ITEM

May 13th, 2009

**PRELIMINARY APPROVAL FOR SALE OF LAND BANKING
PARCELS # 73, 275, 311, 312, 313, 314, 315, 317, 318, 320, 321 &
565
MEAGHER COUNTY**

Seller: State of Montana, Department of Natural Resources
and Conservation

Nominators: Parcel 73 - Lessees, Christine K & David K Raschke

Parcel 275 & 565 - Lessee, Hubert A Plymale

Parcels 311, 312, 313, 314 & 315 – Lessee, Galt
Ranch LP

Parcels 317 & 318 - Lessee, Castle Mountain Ranch
Inc.

Parcels 320 & 321 – Lessee, 71 Ranch LP

Location: Parcel 73 - is located 10 miles northwest of
Martinsdale.

Parcel 275 & 565 - is located 13 miles southwest of
White Sulphur Springs.

Parcels 311, 312, 313, 314 & 315 – are located 8 to
12 miles west of White Sulphur Springs.

Parcels 317 & 318 - are located 6 miles northeast of
White Sulphur Springs.

Parcels 320 & 321 – are located 5 miles southwest of
Martinsdale.

Property Characteristics:

Parcel 73 - This parcel of grazing land is evaluated to be below average for grazing productivity when compared to other trust lands across the state.

Parcel 275 & 565 – Grazing land evaluated to be below average in productivity and revenue when compared to state grazing leases across the state.

Parcels 311, 312, 313, 314 & 315 – Grazing land parcels that are considered either below or slightly above average productivity and income for grazing resources compared to other trust lands across the state.

Parcels 317 & 318 – Small acreages of grazing land which are slightly below average for income and productively compared to other trust lands across the state.

Parcels 320 & 321 – The parcels are considered average for grazing productivity and slightly above average for income.

Access:

Parcel 73 - This parcel is completely surrounded by private land. There is no access for general recreational use.

Parcels 275 & 565 - The parcel in section 17 has private land on three sides and is adjacent to a larger block of state land on the east however, that larger block is surrounded by private land and is not accessible. Consequently there is no access for general recreational use to either of these 40 acre parcels

Parcels 311, 312, 313, 314 & 315 – All parcels are surrounded by the Galt Ranch and consequently are not accessible for general recreational use without permission of the ranch.

Parcels 317 & 318 – The parcels are entirely surrounded by private land and are not accessible for general recreational use.

Parcels 320 & 321 – They are surrounded on all sides by private land, and consequently there is no access for general recreational use on these parcels.

County	Sale #	# of Acres	Legal	Trust
Meagher	73	640	ALL, Section 12, T9N-R10E	State Industrial School
Meagher	275	40	NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 18, T7N-R6E	Common Schools
Meagher	311	40	SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 14, T9N-R5E	Common Schools
Meagher	312	640	ALL, Section 32, T10N-R5E	MSU Morrill
Meagher	313	640	All, Section 34, T10N-R5E	MSU Morrill
Meagher	314	640	ALL, Section 28, T10N-R5E	MSU Morrill
Meagher	315	637.32	Lots 1-7, SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Section 6, T9N-R5E	MSU Morrill
Meagher	317	160	N $\frac{1}{2}$ N $\frac{1}{2}$, Section 24, T10N-R7E	Common Schools
Meagher	318	40	SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 26, T10N-R7E	Common Schools
Meagher	320	640	ALL, Section 32, T8N-R11E	State Industrial School
Meagher	321	636.96	Lots 1-4, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$, Section 4, T7N-R11E	Common Schools
Meagher	565	40	SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 17, T7N-R6E	Common Schools

Total Acres

4797.28

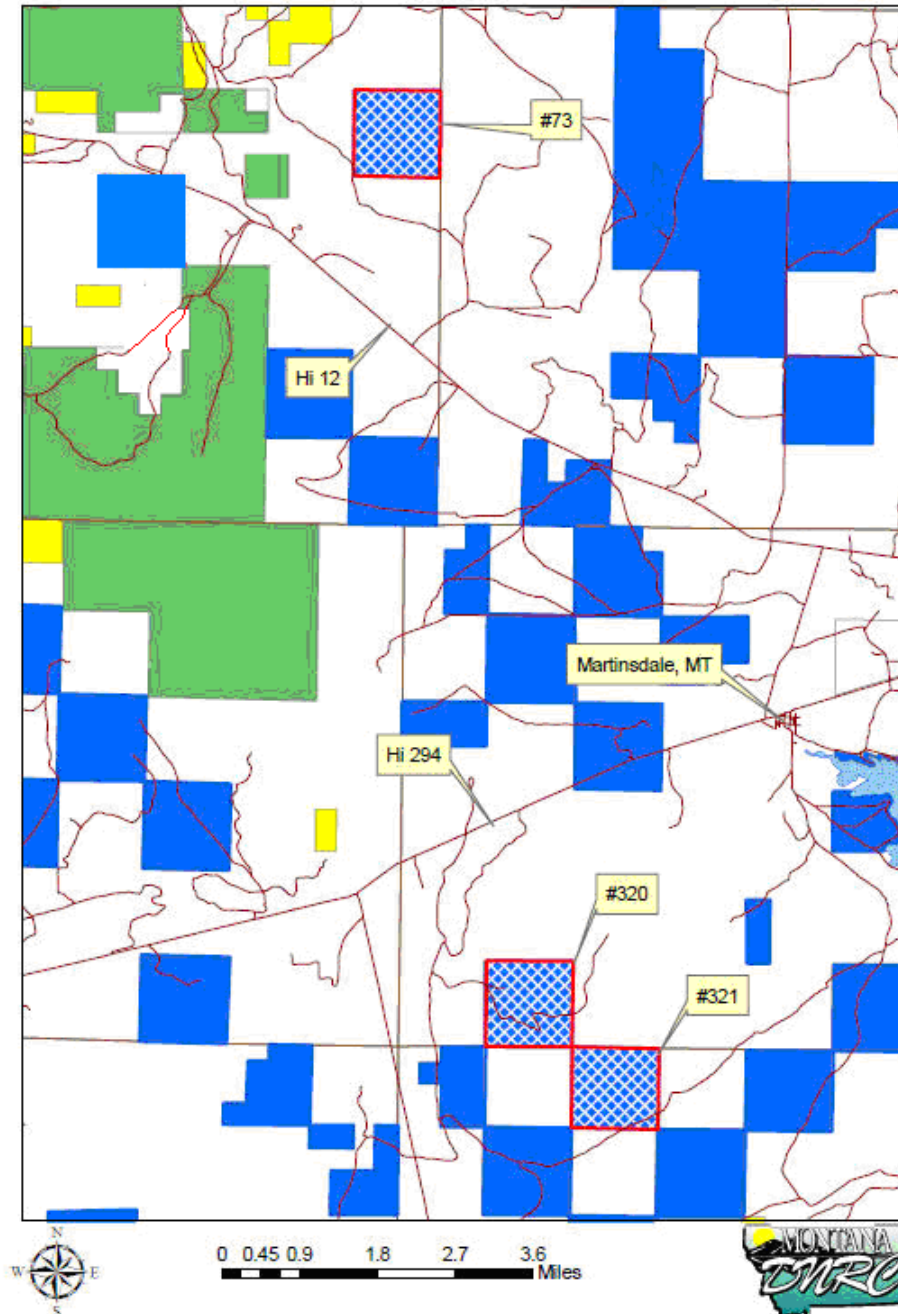
MEPA Issues:

None Identified

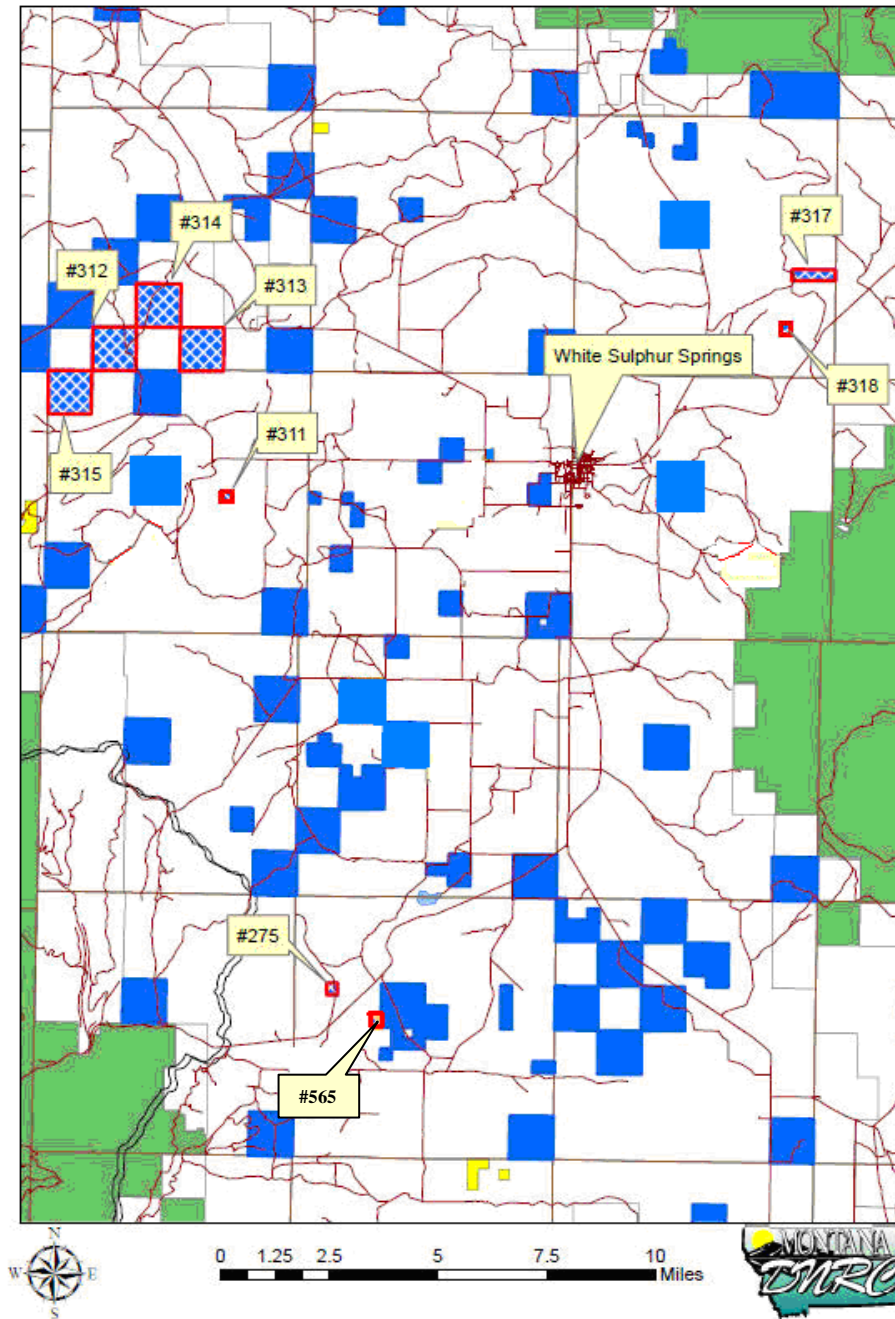
Recommendation:

The Director recommends that the Board give preliminary approval to sell Parcels # 73, 275, 311, 312, 313, 314, 315, 317, 318, 320, 321 & 565

Martinsdale Area



White Sulphur Springs Area



Sale # 73



Sale # 275



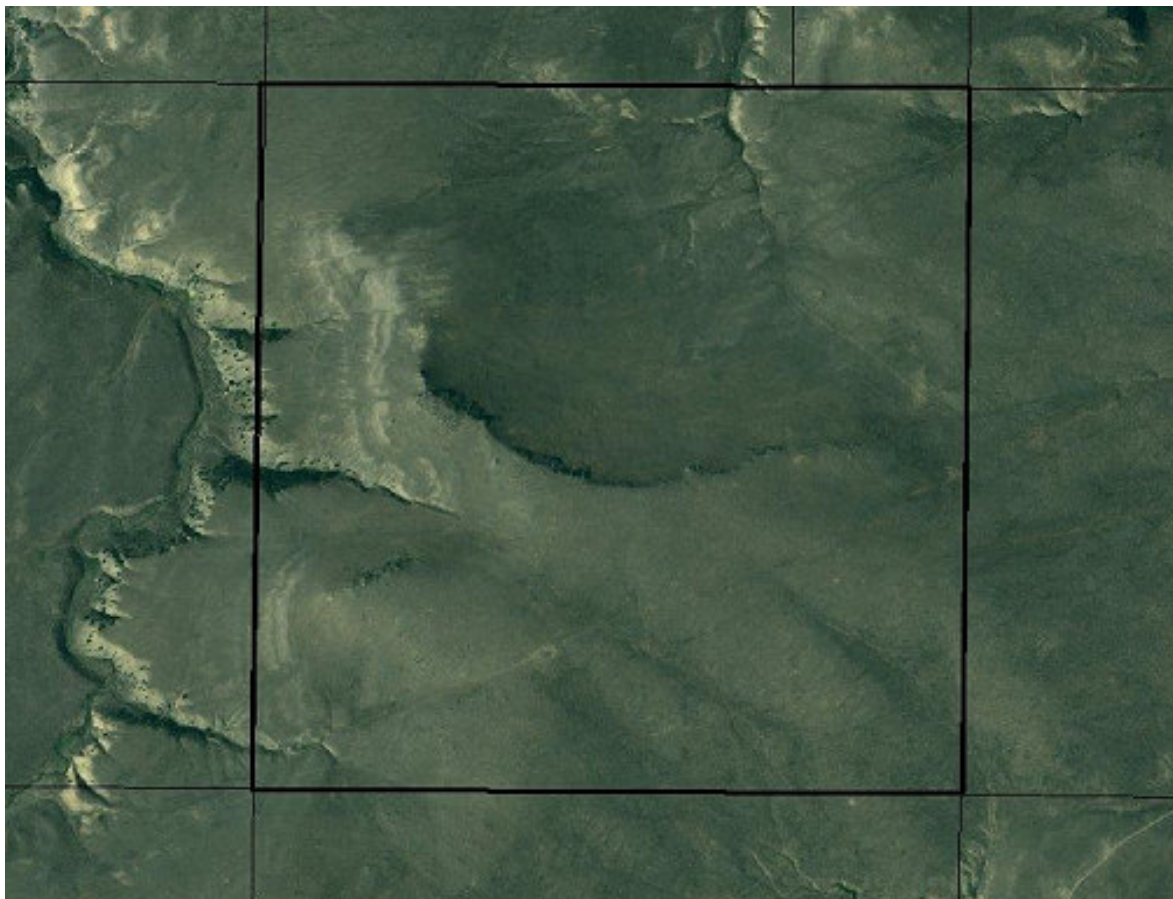
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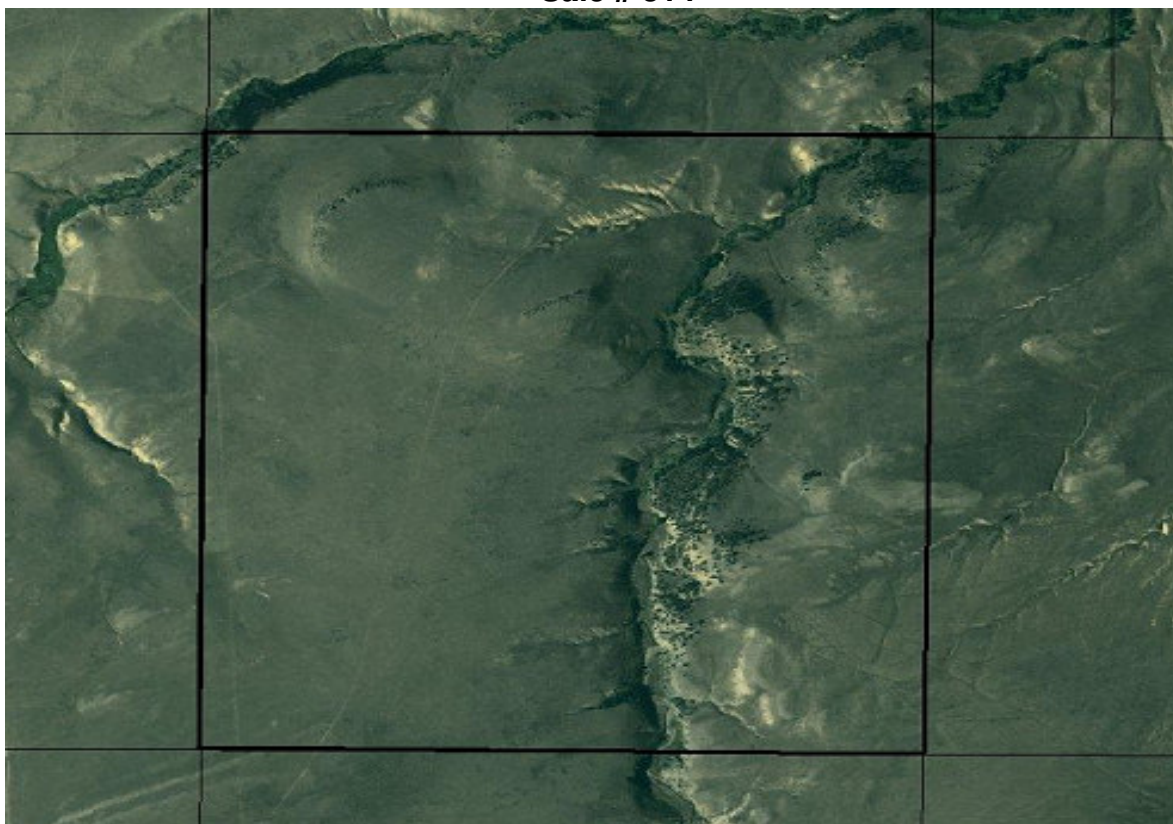
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Sale # 313



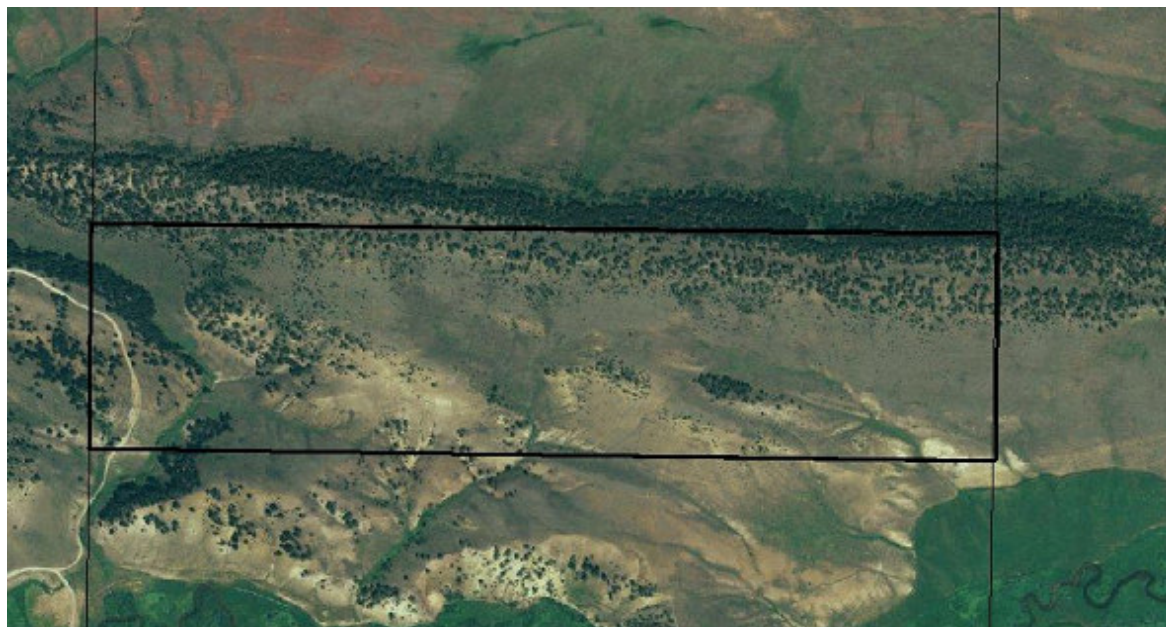
Sale # 314



Sale # 315



Sale # 317



Sale # 318



Sale # 320



Sale # 321



Sale # 565

